HOUSING NOW

Edmonton CMA

Canada Mortgage and Housing Corporation

Date Released: August 2009

New Home Market

Edmonton's Housing Starts Improve in July

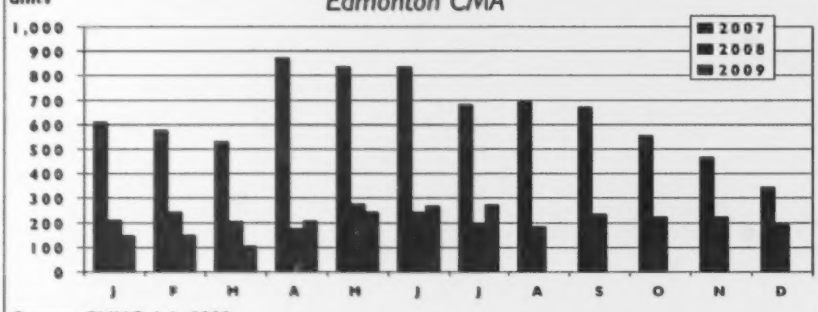
Despite a lack of new apartment activity, total housing starts across the Edmonton region increased on a year-over-year basis in July for the first time since January 2008. Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 451 units in July compared with 407 units in July 2008. After seven months of production, total housing starts have reached 2,363 units compared with 4,547 units recorded during January to July 2008.

Single-detached home builders poured foundations for 273 units in July, an increase of 37 per cent from the 199 units started across Metro in July 2008. Within Edmonton City, single starts totalled 102 units for a gain of 32 per cent over the same month last year. For the year-to-date, single-detached starts across the region have amounted to 1,390 units, representing a 10.5 per cent decline from the first seven months of last year. Much of the decrease in activity occurred in the

Figure 1

Single-Detached Housing Starts

Edmonton CMA



Source: CMHC, July 2009

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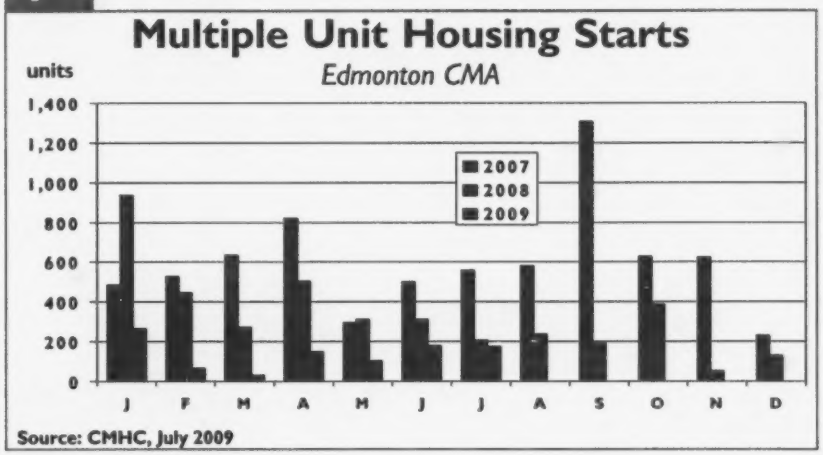
Figure 2



first quarter, with production levels generally improving since April. CMHC expects this trend to continue in the months ahead as builders' unsold inventories continue to move downward.

Single-detached completions continued to decline on a year-over-year basis in response to the slowdown in starts reported this time last year. Completions totalled 218 units, representing a decrease of 68 per cent from July 2008. The 309 single-detached units absorbed in July were also well off the pace set this time last year but continued to exceed completion levels by a wide margin. As such, the inventory of completed and unoccupied units stayed on the downward trend witnessed throughout much of the past 11 months. At 598 units, the single-detached inventory (including show homes) was 43 per cent below this time last year and at the lowest level since September 2007.

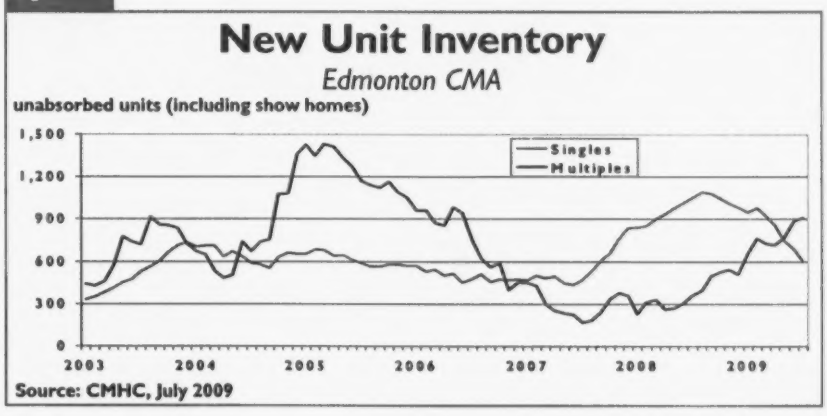
The median price of a new single-detached home absorbed in July stood at $474,900, down two per cent on a year-over-year basis. In the existing home market, the 1,433 singles sold on the MLS® in July for a median price of $350,000, down 3.3 per cent from the $362,000 median price reported by the Realtors® Association of Edmonton in July 2008.

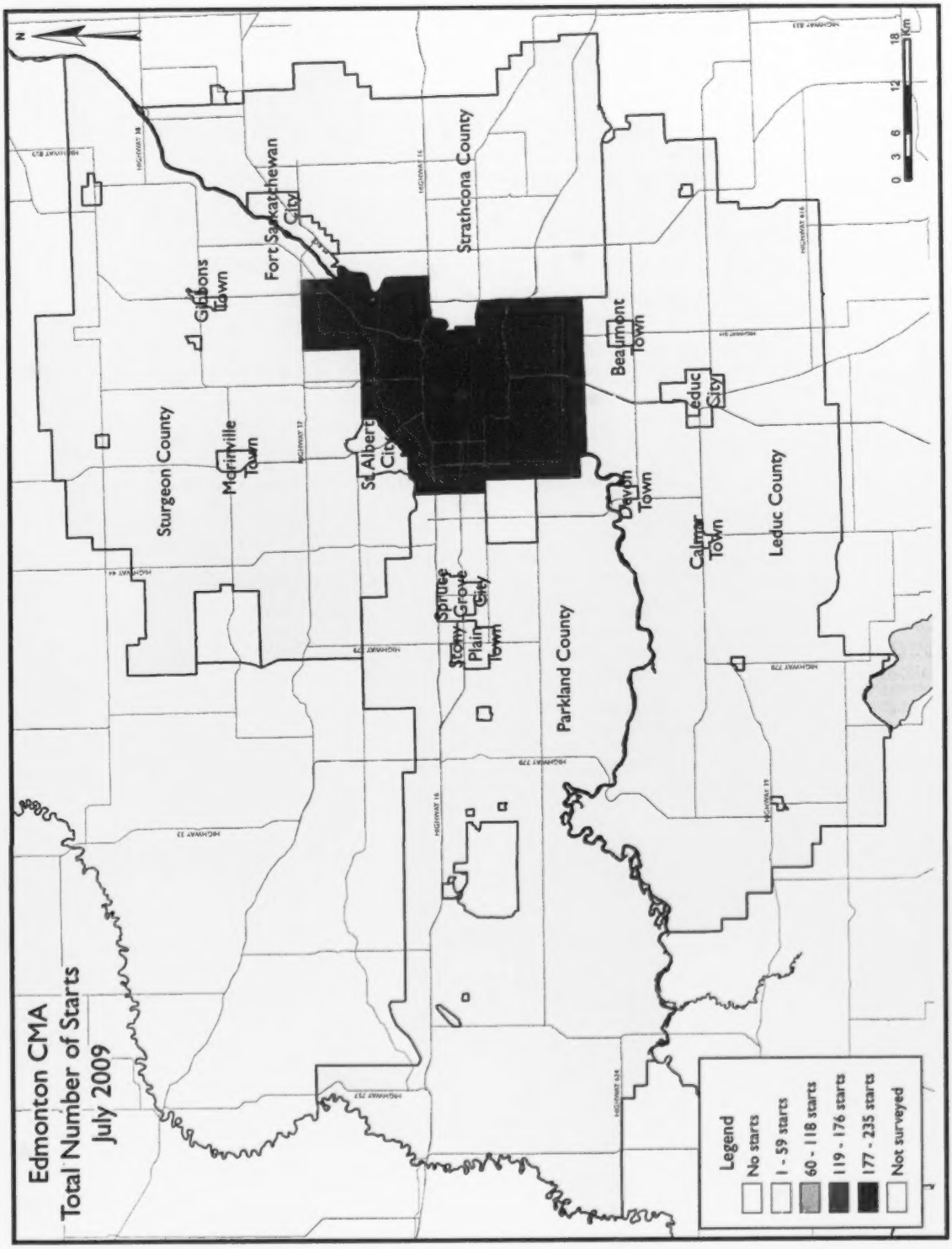
Multiple dwelling starts, which include semi-detached, row, and apartment units, totalled 178 units in July, representing a 14 per cent decrease from 208 multiple starts in July 2008. As reported in June, strong gains for both semi and row starts were countered by zero apartment starts in July. July's multiple starts were aimed at the homeowner or condominium markets, with no rental starts reported. The region has not recorded any rental starts since March.

For the year-to-date, multiple unit starts have totalled 973 units, representing a 67.5 per cent decrease from 2,994 units started during January through July of last year. Apartment starts are expected to remain weak this year as the industry deals with an elevated supply of condominium units.

Multiple dwelling completions reached 524 units in July, up 13 per cent from this time last year. Absorptions rose by a larger margin (+22 per cent) but fell short of completions by 22 units. As a result, multiple unit inventories throughout Metro remained on the upswing. The number of completed and unoccupied multiples stood at 912 units in July compared with 361 units a year prior. Inventories have not been above the 900 unit mark since June 2006. Apartments represented almost 58 per cent of July's multiple units in inventory, with the lion's share (82 per cent) identified as condominiums.

Figure 3




Edmonton CMA
Total Number of Starts
July 2009
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County
Legend
No starts
1 - 59 starts
60 - 118 starts
119 - 176 starts
177 - 235 starts
Not surveyed

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2009	273	100	7	0	71	0	0	0	451
July 2008	199	42	0	0	37	103	0	26	407
% Change	37.2	138.1	n/a	n/a	91.9	-100.0	n/a	-100.0	10.8
Year-to-date 2009	1,389	362	79	1	265	171	0	96	2,363
Year-to-date 2008	1,545	398	23	1	484	2,051	19	26	4,547
% Change	-10.1	-9.0	**	0.0	-45.2	-91.7	-100.0	**	-48.0
UNDER CONSTRUCTION									
July 2009	1,863	460	99	4	823	4,669	21	317	8,265
July 2008	3,206	896	45	13	1,508	7,438	39	515	13,660
% Change	-41.9	-48.7	120.0	-69.2	-45.4	-37.2	-46.2	-38.4	-39.5
COMPLETIONS									
July 2009	221	82	4	0	75	261	0	104	747
July 2008	687	138	30	5	158	136	0	0	1,154
% Change	-67.8	-40.6	-86.7	-100.0	-52.5	91.9	n/a	n/a	-35.3
Year-to-date 2009	1,753	482	43	2	511	1,691	22	226	4,730
Year-to-date 2008	4,192	602	54	19	701	1,424	23	69	7,084
% Change	-58.2	-19.9	-20.4	-89.5	-27.1	18.8	-4.3	**	-33.2
COMPLETED & NOT ABSORBED									
July 2009	595	143	19	1	221	434	3	94	1,510
July 2008	1,044	163	9	1	98	87	6	0	1,408
% Change	-43.0	-12.3	111.1	0.0	125.5	**	-50.0	n/a	7.2
ABSORBED									
July 2009	312	114	3	0	74	248	0	65	816
July 2008	654	126	22	5	153	109	0	0	1,069
% Change	-52.3	-9.5	-86.4	-100.0	-51.6	127.5	n/a	n/a	-23.7
Year-to-date 2009	2,137	509	32	6	468	1,412	22	132	4,718
Year-to-date 2008	3,985	563	32	18	649	1,404	15	121	6,787
% Change	-46.4	-9.6	0.0	-66.7	-27.9	0.6	46.7	9.1	-30.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
July 2009	102	72	0	0	61	0	0	0	235
July 2008	77	30	0	0	20	103	0	26	256
Beaumont Town									
July 2009	3	2	0	0	2	0	0	0	7
July 2008	2	0	0	0	0	0	0	0	2
Devon Town									
July 2009	1	0	0	0	0	0	0	0	1
July 2008	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
July 2009	14	8	3	0	0	0	0	0	25
July 2008	6	4	0	0	2	0	0	0	12
Leduc City									
July 2009	13	6	0	0	0	0	0	0	19
July 2008	8	0	0	0	15	0	0	0	23
Leduc County									
July 2009	6	0	0	0	0	0	0	0	6
July 2008	4	0	0	0	0	0	0	0	4
Morinville Town									
July 2009	1	0	0	0	0	0	0	0	1
July 2008	0	0	0	0	0	0	0	0	0
Parkland County									
July 2009	23	0	0	0	0	0	0	0	23
July 2008	18	0	0	0	0	0	0	0	18
Spruce Grove City									
July 2009	32	2	0	0	0	0	0	0	34
July 2008	12	6	0	0	0	0	0	0	18
St. Albert City									
July 2009	20	2	0	0	8	0	0	0	30
July 2008	6	0	0	0	0	0	0	0	6
Stony Plain Town									
July 2009	7	2	4	0	0	0	0	0	13
July 2008	7	0	0	0	0	0	0	0	7
Strathcona County									
July 2009	32	4	0	0	0	0	0	0	36
July 2008	31	0	0	0	0	0	0	0	31
Sturgeon County									
July 2009	15	0	0	0	0	0	0	0	15
July 2008	18	0	0	0	0	0	0	0	18
Remainder of the CMA									
July 2009	4	2	0	0	0	0	0	0	6
July 2008	9	2	0	0	0	0	0	0	11
Edmonton CMA									
July 2009	273	100	7	0	71	0	0	0	451
July 2008	199	42	0	0	37	103	0	26	407

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
July 2009	749	258	80	3	547	4,043	21	120	5,830
July 2008	1,398	492	38	9	945	5,964	35	312	9,193
Beaumont Town									
July 2009	33	10	0	0	20	0	0	35	98
July 2008	109	36	0	0	37	50	0	28	260
Devon Town									
July 2009	3	0	0	0	15	0	0	0	18
July 2008	12	0	0	0	37	0	0	0	49
Fort Saskatchewan City									
July 2009	81	32	6	0	30	152	0	0	301
July 2008	122	100	0	0	63	264	0	0	549
Leduc City									
July 2009	143	42	0	0	18	0	0	0	203
July 2008	246	70	0	0	151	205	4	0	676
Leduc County									
July 2009	42	2	0	0	0	0	0	0	44
July 2008	73	0	0	0	0	0	0	0	73
Morinville Town									
July 2009	25	2	0	0	49	20	0	0	96
July 2008	88	0	4	0	61	108	0	0	261
Parkland County									
July 2009	166	0	0	0	0	0	0	0	166
July 2008	217	0	3	0	8	0	0	0	228
Spruce Grove City									
July 2009	132	64	9	0	0	160	0	0	365
July 2008	162	74	0	0	12	283	0	0	531
St. Albert City									
July 2009	82	8	0	0	17	101	0	91	299
July 2008	134	24	0	0	17	153	0	41	369
Stony Plain Town									
July 2009	91	4	4	0	102	119	0	0	320
July 2008	76	66	0	0	111	65	0	0	318
Strathcona County									
July 2009	185	34	0	1	25	74	0	71	390
July 2008	288	30	0	4	66	325	0	134	847
Sturgeon County									
July 2009	109	0	0	0	0	0	0	0	109
July 2008	208	0	0	0	0	0	0	0	208
Remainder of the CMA									
July 2009	22	4	0	0	0	0	0	0	26
July 2008	73	4	0	0	0	21	0	0	98
Edmonton CMA									
July 2009	1,863	460	99	4	823	4,669	21	317	8,265
July 2008	3,206	896	45	13	1,508	7,438	39	515	13,660

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
July 2009	121	56	0	0	39	155	0	0	371
July 2008	323	84	6	3	144	136	0	0	696
Beaumont Town									
July 2009	2	0	0	0	0	0	0	0	2
July 2008	27	2	0	0	12	0	0	0	41
Devon Town									
July 2009	0	0	0	0	0	0	0	0	0
July 2008	6	0	0	0	0	0	0	0	6
Fort Saskatchewan City									
July 2009	9	4	0	0	0	0	0	0	13
July 2008	29	0	15	0	0	0	0	0	44
Leduc City									
July 2009	12	0	0	0	4	0	0	0	16
July 2008	48	10	0	0	0	0	0	0	58
Leduc County									
July 2009	1	0	0	0	0	0	0	0	1
July 2008	9	0	0	0	0	0	0	0	9
Morinville Town									
July 2009	4	0	4	0	7	85	0	0	100
July 2008	13	0	0	0	0	0	0	0	13
Parkland County									
July 2009	13	0	0	0	0	0	0	0	13
July 2008	28	0	0	0	0	0	0	0	28
Spruce Grove City									
July 2009	4	0	0	0	0	0	0	0	4
July 2008	106	14	0	0	0	0	0	0	120
St. Albert City									
July 2009	6	10	0	0	0	0	0	41	57
July 2008	15	8	0	0	0	0	0	0	23
Stony Plain Town									
July 2009	4	0	0	0	13	0	0	0	17
July 2008	15	20	0	0	2	0	0	0	37
Strathcona County									
July 2009	25	8	0	0	12	0	0	63	108
July 2008	47	0	0	2	0	0	0	0	49
Sturgeon County									
July 2009	15	0	0	0	0	0	0	0	15
July 2008	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
July 2009	5	4	0	0	0	21	0	0	30
July 2008	7	0	9	0	0	0	0	0	16
Edmonton CMA									
July 2009	221	82	4	0	75	261	0	104	747
July 2008	687	138	30	5	158	136	0	0	1,154

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
July 2009	263	74	9	0	91	84	3	49	573
July 2008	392	81	2	0	12	35	6	0	528
Beaumont Town									
July 2009	29	1	0	0	5	0	0	0	35
July 2008	56	5	0	0	0	0	0	0	61
Devon Town									
July 2009	5	0	0	0	2	0	0	0	7
July 2008	8	0	0	0	0	0	0	0	8
Fort Saskatchewan City									
July 2009	34	22	2	0	32	105	0	0	195
July 2008	66	14	7	0	18	40	0	0	145
Leduc City									
July 2009	41	1	0	0	15	78	0	0	135
July 2008	90	10	0	0	0	3	0	0	103
Leduc County									
July 2009	0	0	0	0	0	0	0	0	0
July 2008	0	0	0	0	0	0	0	0	0
Morinville Town									
July 2009	35	3	3	0	22	22	0	0	85
July 2008	55	0	0	0	10	0	0	0	65
Parkland County									
July 2009	14	0	1	0	0	0	0	0	15
July 2008	31	0	0	0	2	0	0	0	33
Spruce Grove City									
July 2009	22	9	4	0	0	93	0	0	128
July 2008	107	6	0	0	36	0	0	0	149
St. Albert City									
July 2009	36	12	0	0	0	0	0	1	49
July 2008	69	12	0	0	6	0	0	0	87
Stony Plain Town									
July 2009	35	12	0	0	28	43	0	0	118
July 2008	50	35	0	0	0	0	0	0	85
Strathcona County									
July 2009	62	9	0	1	26	9	0	44	151
July 2008	112	0	0	1	14	9	0	0	136
Sturgeon County									
July 2009	3	0	0	0	0	0	0	0	3
July 2008	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
July 2009	16	0	0	0	0	0	0	0	16
July 2008	8	0	0	0	0	0	0	0	8
Edmonton CMA									
July 2009	595	143	19	1	221	434	3	94	1,510
July 2008	1,044	163	9	1	98	87	6	0	1,408

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
July 2009	151	80	1	0	41	163	0	6	442
July 2008	297	80	5	3	139	109	0	0	633
Beaumont Town									
July 2009	5	0	0	0	0	0	0	0	5
July 2008	32	2	0	0	12	0	0	0	46
Devon Town									
July 2009	1	0	0	0	3	0	0	0	4
July 2008	4	0	0	0	0	0	0	0	4
Fort Saskatchewan City									
July 2009	24	12	0	0	1	0	0	0	37
July 2008	26	0	8	0	0	0	0	0	34
Leduc City									
July 2009	23	0	0	0	0	0	0	0	23
July 2008	39	11	0	0	0	0	0	0	50
Leduc County									
July 2009	1	0	0	0	0	0	0	0	1
July 2008	9	0	0	0	0	0	0	0	9
Morinville Town									
July 2009	11	1	2	0	1	63	0	0	78
July 2008	13	0	0	0	0	0	0	0	13
Parkland County									
July 2009	14	0	0	0	0	0	0	0	14
July 2008	22	0	0	0	0	0	0	0	22
Spruce Grove City									
July 2009	14	4	0	0	0	0	0	0	18
July 2008	91	19	0	0	0	0	0	0	110
St. Albert City									
July 2009	7	6	0	0	2	1	0	40	56
July 2008	21	6	0	0	0	0	0	0	27
Stony Plain Town									
July 2009	5	1	0	0	6	0	0	0	12
July 2008	33	7	0	0	2	0	0	0	42
Strathcona County									
July 2009	34	6	0	0	20	0	0	19	79
July 2008	45	1	0	2	0	0	0	0	48
Sturgeon County									
July 2009	16	0	0	0	0	0	0	0	16
July 2008	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
July 2009	6	4	0	0	0	21	0	0	31
July 2008	8	0	9	0	0	0	0	0	17
Edmonton CMA									
July 2009	312	114	3	0	74	248	0	65	816
July 2008	654	126	22	5	153	109	0	0	1,069

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	% Change
Edmonton City	102	77	76	40	57	10	0	129	235	256	-8.2
Beaumont Town	3	2	4	0	0	0	0	0	7	2	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	1	0	0	0	0	0	0	1	1	0.0
Fort Saskatchewan City	14	6	8	6	3	0	0	0	25	12	108.3
Gibbons Town	0	4	0	0	0	0	0	0	0	4	-100.0
Leduc City	13	8	6	8	0	7	0	0	19	23	-17.4
Leduc County	6	4	0	0	0	0	0	0	6	4	50.0
Morinville Town	1	0	0	0	0	0	0	0	1	0	n/a
Parkland County	23	18	0	0	0	0	0	0	23	18	27.8
Spruce Grove City	32	12	2	6	0	0	0	0	34	18	88.9
St. Albert City	20	6	2	0	8	0	0	0	30	6	**
Stony Plain Town	7	7	2	0	4	0	0	0	13	7	85.7
Strathcona County	32	31	4	0	0	0	0	0	36	31	16.1
Sturgeon County	15	18	0	0	0	0	0	0	15	18	-16.7
Remainder of the CMA	4	5	2	2	0	0	0	0	6	7	-14.3
Edmonton CMA	273	199	106	62	72	17	0	129	451	407	10.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	674	732	272	320	193	119	185	1,621	1,324	2,792	-52.6
Beaumont Town	18	42	12	12	0	22	0	0	30	76	-60.5
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	4	0	6	0	25	0	0	1	35	-97.1
Fort Saskatchewan City	70	52	38	46	6	22	0	212	114	332	-65.7
Gibbons Town	3	14	0	0	0	0	0	0	3	14	-78.6
Leduc City	104	87	24	56	14	131	0	158	142	432	-67.1
Leduc County	28	51	2	0	0	0	0	0	30	51	-41.2
Morinville Town	22	25	0	4	4	32	0	0	26	61	-57.4
Parkland County	74	84	0	0	0	0	0	0	74	84	-11.9
Spruce Grove City	68	92	24	40	0	8	0	0	92	140	-34.3
St. Albert City	66	35	6	0	8	12	82	65	162	112	44.6
Stony Plain Town	56	36	2	8	48	28	0	0	106	72	47.2
Strathcona County	143	165	32	24	19	0	0	0	194	189	2.6
Sturgeon County	52	110	0	0	0	0	0	0	52	110	-52.7
Remainder of the CMA	11	24	2	2	0	0	0	21	13	47	-72.3
Edmonton CMA	1,390	1,553	414	518	292	399	267	2,077	2,363	4,547	-48.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Edmonton City	57	10	0	0	0	103	0	26
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	3	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	7	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	8	0	0	0	0	0	0	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	72	17	0	0	0	103	0	26

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	193	115	0	4	171	1,595	14	26
Beaumont Town	0	22	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	25	0	0	0	0	0	0
Fort Saskatchewan City	6	22	0	0	0	212	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	14	127	0	4	0	158	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	32	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	8	0	0	0	0	0	0
St. Albert City	8	12	0	0	0	65	82	0
Stony Plain Town	48	28	0	0	0	0	0	0
Strathcona County	19	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	292	391	0	8	171	2,051	96	26

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Edmonton City	174	107	61	123	0	26	235	256
Beaumont Town	5	2	2	0	0	0	7	2
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	1	0	0	0	0	1	1
Fort Saskatchewan City	25	10	0	2	0	0	25	12
Gibbons Town	0	4	0	0	0	0	0	4
Leduc City	19	8	0	15	0	0	19	23
Leduc County	6	4	0	0	0	0	6	4
Morinville Town	1	0	0	0	0	0	1	0
Parkland County	23	18	0	0	0	0	23	18
Spruce Grove City	34	18	0	0	0	0	34	18
St. Albert City	22	6	8	0	0	0	30	6
Stony Plain Town	13	7	0	0	0	0	13	7
Strathcona County	36	31	0	0	0	0	36	31
Sturgeon County	15	18	0	0	0	0	15	18
Remainder of the CMA	6	7	0	0	0	0	6	7
Edmonton CMA	380	241	71	140	0	26	451	407

Table 2.5: Starts by Submarket and by Intended Market January - July 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	964	974	346	1,777	14	41	1,324	2,792
Beaumont Town	28	52	2	24	0	0	30	76
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	4	0	31	0	0	1	35
Fort Saskatchewan City	114	103	0	229	0	0	114	332
Gibbons Town	3	14	0	0	0	0	3	14
Leduc City	128	119	14	309	0	4	142	432
Leduc County	30	51	0	0	0	0	30	51
Morinville Town	26	29	0	32	0	0	26	61
Parkland County	74	84	0	0	0	0	74	84
Spruce Grove City	92	132	0	8	0	0	92	140
St. Albert City	72	35	8	77	82	0	162	112
Stony Plain Town	62	44	44	28	0	0	106	72
Strathcona County	171	189	23	0	0	0	194	189
Sturgeon County	52	110	0	0	0	0	52	110
Remainder of the CMA	13	26	0	21	0	0	13	47
Edmonton CMA	1,830	1,966	437	2,536	96	45	2,363	4,547

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	% Change
Edmonton City	121	326	64	144	31	90	155	136	371	696	-46.7
Beaumont Town	2	27	0	4	0	10	0	0	2	41	-95.1
Calmar Town	1	0	4	0	0	0	0	0	5	0	n/a
Devon Town	0	6	0	0	0	0	0	0	0	6	-100.0
Fort Saskatchewan City	9	29	4	0	0	15	0	0	13	44	-70.5
Gibbons Town	1	0	0	0	0	5	0	0	1	5	-80.0
Leduc City	12	48	0	10	4	0	0	0	16	58	-72.4
Leduc County	1	9	0	0	0	0	0	0	1	9	-88.9
Morinville Town	4	13	0	0	11	0	85	0	100	13	**
Parkland County	13	28	0	0	0	0	0	0	13	28	-53.6
Spruce Grove City	4	106	0	14	0	0	0	0	4	120	-96.7
St. Albert City	6	15	10	8	0	0	41	0	57	23	147.8
Stony Plain Town	4	15	4	22	9	0	0	0	17	37	-54.1
Strathcona County	25	49	10	0	10	0	63	0	108	49	120.4
Sturgeon County	15	14	0	0	0	0	0	0	15	14	7.1
Remainder of the CMA	3	7	0	0	0	4	21	0	24	11	118.2
Edmonton CMA	221	692	96	202	65	124	365	136	747	1,154	-35.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	889	2,099	382	506	280	342	1,071	1,142	2,622	4,089	-35.9
Beaumont Town	45	197	14	38	8	69	28	0	95	304	-68.8
Calmar Town	1	1	4	0	0	0	0	0	5	1	**
Devon Town	6	14	0	12	15	0	0	0	21	26	-19.2
Fort Saskatchewan City	54	150	62	44	7	18	60	79	183	291	-37.1
Gibbons Town	16	13	0	0	0	5	0	4	16	22	-27.3
Leduc City	118	297	40	34	63	0	205	0	426	331	28.7
Leduc County	54	64	0	0	0	0	0	0	54	64	-15.6
Morinville Town	42	76	4	0	11	10	85	0	142	86	65.1
Parkland County	112	148	0	8	3	0	0	0	115	156	-26.3
Spruce Grove City	73	326	32	62	8	36	123	0	236	424	-44.3
St. Albert City	43	125	12	14	8	16	41	41	104	196	-46.9
Stony Plain Town	30	107	12	62	29	0	47	0	118	169	-30.2
Strathcona County	154	428	30	58	34	20	236	231	454	737	-38.4
Sturgeon County	95	114	0	0	0	0	0	0	95	114	-16.7
Remainder of the CMA	23	59	0	0	0	15	21	0	44	74	-40.5
Edmonton CMA	1,755	4,218	592	838	466	531	1,917	1,497	4,730	7,084	-33.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Edmonton City	31	90	0	0	155	136	0	0
Beaumont Town	0	10	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	15	0	0	0	0	0	0
Gibbons Town	0	5	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	11	0	0	0	85	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	41	0
Stony Plain Town	9	0	0	0	0	0	0	0
Strathcona County	10	0	0	0	0	0	63	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	21	0	0	0
Edmonton CMA	65	124	0	0	261	136	104	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	272	330	8	12	977	1,073	94	69
Beaumont Town	8	69	0	0	0	0	28	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	15	0	0	0	0	0	0	0
Fort Saskatchewan City	7	18	0	0	60	79	0	0
Gibbons Town	0	5	0	0	0	4	0	0
Leduc City	63	0	0	0	205	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	11	10	0	0	85	0	0	0
Parkland County	3	0	0	0	0	0	0	0
Spruce Grove City	8	36	0	0	123	0	0	0
St. Albert City	8	16	0	0	0	41	41	0
Stony Plain Town	29	0	0	0	47	0	0	0
Strathcona County	34	20	0	0	173	231	63	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	15	0	0	21	0	0	0
Edmonton CMA	458	519	8	12	1,691	1,428	226	69

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Edmonton City	177	413	194	283	0	0	371	696
Beaumont Town	2	29	0	12	0	0	2	41
Calmar Town	5	0	0	0	0	0	5	0
Devon Town	0	6	0	0	0	0	0	6
Fort Saskatchewan City	13	44	0	0	0	0	13	44
Gibbons Town	1	5	0	0	0	0	1	5
Leduc City	12	58	4	0	0	0	16	58
Leduc County	1	9	0	0	0	0	1	9
Morinville Town	8	13	92	0	0	0	100	13
Parkland County	13	28	0	0	0	0	13	28
Spruce Grove City	4	120	0	0	0	0	4	120
St. Albert City	16	23	0	0	41	0	57	23
Stony Plain Town	4	35	13	2	0	0	17	37
Strathcona County	33	47	12	2	63	0	108	49
Sturgeon County	15	14	0	0	0	0	15	14
Remainder of the CMA	3	11	21	0	0	0	24	11
Edmonton CMA	307	855	336	299	104	0	747	1,154

Table 3.5: Completions by Submarket and by Intended Market
January - July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	1,204	2,465	1,302	1,533	116	91	2,622	4,089
Beaumont Town	59	221	8	83	28	0	95	304
Calmar Town	5	1	0	0	0	0	5	1
Devon Town	6	14	15	12	0	0	21	26
Fort Saskatchewan City	121	193	62	98	0	0	183	291
Gibbons Town	16	18	0	4	0	0	16	22
Leduc City	150	330	276	0	0	1	426	331
Leduc County	54	64	0	0	0	0	54	64
Morinville Town	50	76	92	10	0	0	142	86
Parkland County	115	154	0	2	0	0	115	156
Spruce Grove City	113	388	123	36	0	0	236	424
St. Albert City	55	139	8	57	41	0	104	196
Stony Plain Town	34	167	84	2	0	0	118	169
Strathcona County	178	436	213	301	63	0	454	737
Sturgeon County	95	114	0	0	0	0	95	114
Remainder of the CMA	23	68	21	6	0	0	44	74
Edmonton CMA	2,278	4,848	2,204	2,144	248	92	4,730	7,084

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
July 2009	20	14.0	36	25.2	38	26.6	16	11.2	33	23.1	143	491,300	537,950
July 2008	16	5.3	64	21.3	74	24.7	81	27.0	65	21.7	300	546,150	581,504
Year-to-date 2009	74	7.3	307	30.4	260	25.7	126	12.5	244	24.1	1,011	498,000	582,364
Year-to-date 2008	186	9.0	641	30.9	703	33.9	303	14.6	243	11.7	2,076	478,100	509,560
Beaumont Town													
July 2009	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	--	--
July 2008	6	18.8	6	18.8	16	50.0	3	9.4	1	3.1	32	463,700	463,603
Year-to-date 2009	2	3.0	23	34.8	29	43.9	9	13.6	3	4.5	66	475,000	483,000
Year-to-date 2008	29	15.0	64	33.2	79	40.9	17	8.8	4	2.1	193	450,000	449,096
Calmar Town													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Devon Town													
July 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
July 2008	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	5	62.5	2	25.0	1	12.5	8	--	--
Year-to-date 2008	0	0.0	2	16.7	6	50.0	4	33.3	0	0.0	12	522,500	509,150
Fort Saskatchewan City													
July 2009	5	20.8	15	62.5	1	4.2	1	4.2	2	8.3	24	373,450	414,150
July 2008	0	0.0	13	50.0	8	30.8	1	3.8	4	15.4	26	454,750	500,458
Year-to-date 2009	19	19.4	53	54.1	13	13.3	4	4.1	9	9.2	98	392,000	431,959
Year-to-date 2008	3	2.3	69	52.7	36	27.5	6	4.6	17	13.0	131	439,900	485,121
Gibbons Town													
July 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	12	60.0	6	30.0	2	10.0	0	0.0	0	0.0	20	340,000	342,000
Year-to-date 2008	11	84.6	2	15.4	0	0.0	0	0.0	0	0.0	13	300,000	309,231
Leduc City													
July 2009	3	13.0	10	43.5	9	39.1	1	4.3	0	0.0	23	429,900	434,017
July 2008	3	7.7	18	46.2	11	28.2	6	15.4	1	2.6	39	430,000	499,331
Year-to-date 2009	17	10.1	59	34.9	62	36.7	26	15.4	5	3.0	169	465,000	470,555
Year-to-date 2008	38	15.2	92	36.8	94	37.6	23	9.2	3	1.2	250	445,000	452,625
Leduc County													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	4	44.4	2	22.2	1	11.1	0	0.0	2	22.2	9	--	--
Year-to-date 2009	2	3.8	2	3.8	2	3.8	13	24.5	34	64.2	53	700,000	716,509
Year-to-date 2008	7	10.9	6	9.4	22	34.4	21	32.8	8	12.5	64	525,000	530,156
Morinville Town													
July 2009	3	27.3	6	54.5	1	9.1	1	9.1	0	0.0	11	410,000	400,436
July 2008	0	0.0	12	92.3	1	7.7	0	0.0	0	0.0	13	410,000	404,831
Year-to-date 2009	16	23.5	42	61.8	7	10.3	1	1.5	2	2.9	68	386,500	412,935
Year-to-date 2008	1	1.9	44	83.0	5	9.4	3	5.7	0	0.0	53	415,000	423,391

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
July 2009	1	12.5	2	25.0	0	0.0	1	12.5	4	50.0	8	--	--
July 2008	3	13.6	6	27.3	0	0.0	2	9.1	11	50.0	22	635,044	608,864
Year-to-date 2009	38	31.9	22	18.5	9	7.6	5	4.2	45	37.8	119	441,000	557,793
Year-to-date 2008	37	28.7	40	31.0	18	14.0	15	11.6	19	14.7	129	421,900	449,291
Spruce Grove City													
July 2009	4	28.6	7	50.0	2	14.3	1	7.1	0	0.0	14	378,430	408,955
July 2008	30	33.0	40	44.0	18	19.8	3	3.3	0	0.0	91	388,648	386,762
Year-to-date 2009	31	29.5	48	45.7	20	19.0	3	2.9	3	2.9	105	382,726	397,331
Year-to-date 2008	123	44.4	120	43.3	30	10.8	4	1.4	0	0.0	277	363,184	366,257
St. Albert City													
July 2009	0	0.0	1	14.3	2	28.6	2	28.6	2	28.6	7	--	--
July 2008	0	0.0	2	9.5	7	33.3	5	23.8	7	33.3	21	605,500	640,636
Year-to-date 2009	1	1.4	8	11.4	15	21.4	15	21.4	31	44.3	70	622,550	672,269
Year-to-date 2008	0	0.0	15	11.0	46	33.8	34	25.0	41	30.1	136	579,850	647,054
Stony Plain Town													
July 2009	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
July 2008	16	48.5	13	39.4	4	12.1	0	0.0	0	0.0	33	356,414	354,906
Year-to-date 2009	18	51.4	14	40.0	3	8.6	0	0.0	0	0.0	35	326,183	344,281
Year-to-date 2008	68	63.0	25	23.1	14	13.0	1	0.9	0	0.0	108	327,450	337,393
Strathcona County													
July 2009	2	5.9	6	17.6	9	26.5	6	17.6	11	32.4	34	548,000	711,000
July 2008	0	0.0	3	6.4	17	36.2	9	19.1	18	38.3	47	560,000	657,809
Year-to-date 2009	4	2.0	27	13.7	76	38.6	21	10.7	69	35.0	197	540,000	692,804
Year-to-date 2008	5	1.3	58	14.7	166	42.1	63	16.0	102	25.9	394	524,500	598,780
Sturgeon County													
July 2009	2	12.5	3	18.8	3	18.8	3	18.8	5	31.3	16	545,000	625,625
July 2008	6	42.9	2	14.3	1	7.1	0	0.0	5	35.7	14	375,000	521,429
Year-to-date 2009	15	16.1	23	24.7	16	17.2	13	14.0	26	28.0	93	490,000	583,118
Year-to-date 2008	37	32.5	27	23.7	16	14.0	11	9.6	23	20.2	114	425,000	485,219
Remainder of the CMA													
July 2009	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
July 2008	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2009	12	75.0	3	18.8	1	6.3	0	0.0	0	0.0	16	304,950	308,769
Year-to-date 2008	36	69.2	15	28.8	0	0.0	0	0.0	1	1.9	52	310,000	320,318
Edmonton CMA													
July 2009	44	14.8	91	30.6	72	24.2	33	11.1	57	19.2	297	474,900	534,240
July 2008	92	14.0	181	27.5	162	24.6	110	16.7	114	17.3	659	484,900	526,473
Year-to-date 2009	261	12.3	637	29.9	520	24.4	238	11.2	472	22.2	2,128	480,000	555,832
Year-to-date 2008	582	14.5	1,220	30.5	1,235	30.9	505	12.6	461	11.5	4,003	464,900	494,564

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2009						
Submarket	July 2009	July 2008	% Change	YTD 2009	YTD 2008	% Change
Edmonton City	537,950	581,504	-7.5	582,364	509,560	14.3
Beaumont Town	--	463,603	n/a	483,000	449,096	7.5
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	509,150	n/a
Fort Saskatchewan City	414,150	500,458	-17.2	431,959	485,121	-11.0
Gibbons Town	--	--	n/a	342,000	309,231	10.6
Leduc City	434,017	499,331	-13.1	470,555	452,625	4.0
Leduc County	--	--	n/a	716,509	530,156	35.2
Morinville Town	400,436	404,831	-1.1	412,935	423,391	-2.5
Parkland County	--	608,864	n/a	557,793	449,291	24.1
Spruce Grove City	408,955	386,762	5.7	397,331	366,257	8.5
St. Albert City	--	640,636	n/a	672,269	647,054	3.9
Stony Plain Town	--	354,906	n/a	344,281	337,393	2.0
Strathcona County	711,000	657,809	8.1	692,804	598,780	15.7
Sturgeon County	625,625	521,429	20.0	583,118	485,219	20.2
Remainder of the CMA	--	--	n/a	308,769	320,318	-3.6
Edmonton CMA	534,240	526,473	1.5	555,832	494,564	12.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
July 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	1,227	-21.0	1,702	3,408	4,004	42.5	332,051	9.3	347,676
	February	1,287	-31.8	1,404	3,576	3,995	35.1	338,347	5.3	343,971
	March	1,557	-34.0	1,442	4,244	4,233	34.1	343,760	5.6	343,946
	April	1,823	-25.4	1,412	4,470	3,588	39.4	336,931	-2.0	332,816
	May	1,821	-34.8	1,374	4,272	3,461	39.7	340,499	-4.8	332,489
	June	1,852	-14.9	1,493	3,952	3,367	44.3	341,376	-2.6	331,313
	July	1,784	16.0	1,572	3,594	2,998	52.4	335,100	-5.3	331,120
	August	1,541	20.4	1,573	2,991	2,881	54.6	329,207	-4.8	325,058
	September	1,729	65.9	1,771	3,142	2,740	64.6	324,906	-5.6	326,807
	October	1,249	-2.1	1,377	3,069	3,014	45.7	317,744	-8.6	323,573
	November	891	-27.1	1,230	2,038	2,973	41.4	318,588	-2.0	329,139
	December	608	-29.1	1,019	1,303	2,805	36.3	310,974	-5.7	322,093
2009	January	730	-40.5	1,112	2,429	3,011	36.9	317,049	-4.5	329,732
	February	1,075	-16.5	1,203	2,664	3,024	39.8	308,970	-8.7	314,564
	March	1,380	-11.4	1,226	2,881	2,686	45.6	309,032	-10.1	310,803
	April	1,843	1.1	1,438	2,999	2,642	54.4	312,127	-7.4	312,721
	May	2,161	18.7	1,659	3,180	2,622	63.3	326,332	-4.2	315,266
	June	2,551	37.7	1,840	3,136	2,510	73.3	328,285	-3.8	320,044
	July	2,278	27.7	1,903	3,052	2,570	74.0	324,744	-3.1	318,183
	August									
	September									
	October									
	November									
	December									
	Q2 2008	5,496	-25.9		12,694			339,611	-3.3	
	Q2 2009	6,555	19.3		9,315			323,098	-4.9	
	YTD 2008	11,351	-23.0		27,516			338,511	0.0	
	YTD 2009	12,018	5.9		20,341			320,164	-5.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2009

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	248.0	118.5	619	3.6	73.4	849
	February	718	7.25	7.29	245.7	118.7	622	3.7	73.7	850
	March	712	7.15	7.19	242.9	119.5	621	3.8	73.7	859
	April	700	6.95	6.99	241.5	121.2	620	3.9	73.5	861
	May	679	6.15	6.65	236.9	121.9	618	3.9	73.1	863
	June	710	6.95	7.15	234.9	123.7	617	3.7	72.8	862
	July	710	6.95	7.15	234.4	123.6	616	3.7	72.5	867
	August	691	6.65	6.85	234.3	123.6	617	3.4	72.2	881
	September	691	6.65	6.85	234.1	122.3	617	3.5	72.2	899
	October	713	6.35	7.20	230.1	121.3	624	3.4	72.8	910
	November	713	6.35	7.20	229.5	121.4	628	3.6	73.3	916
	December	685	5.60	6.75	228.7	121.0	629	3.6	73.4	911
2009	January	627	5.00	5.79	222.3	120.2	627	3.8	73.0	910
	February	627	5.00	5.79	215.7	121.5	624	4.4	73.0	902
	March	613	4.50	5.55	213.1	120.9	621	4.9	72.9	898
	April	596	3.90	5.25	211.2	120.5	621	5.4	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	621	6.5	73.6	912
	July	631	3.75	5.85		121.8	619	7.0	73.6	916
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as colect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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